

1 Total pages: 2
JAMES E. SALVEN
2 Chapter 7 Trustee
8427 N. Millbrook Ave., Ste. 101
3 Fresno, California 93720
4 (559) 230-1095

5
6 **IN THE UNITED STATES BANKRUPTCY COURT**
7 **EASTERN DISTRICT OF CALIFORNIA**

8
9 In the Matter of

Case No. 10-14733-B-7

10 DC No. JES-2

11 ERNESTINE VASQUEZ,

**TRUSTEE'S MOTION FOR
AUTHORIZATION TO SELL REAL
PROPERTY and PAY REAL
ESTATE COMMISSION**

12
13
14 Debtor(s). _____ /

Date: December 22, 2010
Time: 10:00 a.m.
Dept: B

15 **TO THE HONORABLE W. RICHARD LEE UNITED STATES BANKRUPTCY JUDGE:**

16 James Salven respectfully represents:

17 1. He is the duly appointed, qualified and acting trustee of
18 the above-entitled estate.

19 2. The above-captioned case was filed under Chapter 7 on
20 04/30/10.

21 3. This Court has jurisdiction over this proceeding by
22 virtue of 28 U.S.C. §1334(a). This is a "core" proceeding pursuant
23 to 28 U.S.C. §157(b)(2)(A). This motion is brought pursuant to 11
24 U.S.C. §363.

25 4. Among the assets of this estate is 1527 S. Sierra Vista
26 Ave. In Fresno County, bearing APN 471-082-13.
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1 5. The trustee has obtained an offer from Juan Bustos,
2 or nominee, to purchase the asset for \$75,000 (less a secured lien
3 of \$32,146, to be paid through escrow; and a validly claimed
4 exemption in the amount of \$22,075); with a net amount to the estate
5 of \$20,779.

6 6. The trustee has agreed to pay a 6% commission in
7 connection with the proposed sale.

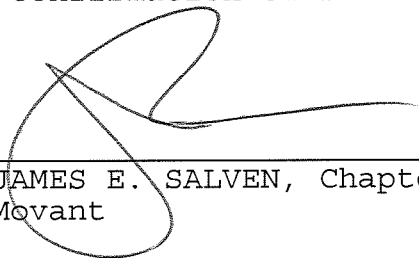
8 7. Said offer is the best and highest offer received for
9 said property and, in the opinion of the trustee, said offer is for
10 the full and fair market value of said property.

11 8. The trustee believes that confirmation of said sale on
12 the terms set forth above is in the best interest of the creditors
13 of this estate and all parties in interest.

14 9. Trustee has reviewed the tax implications of the sale and
15 determined that there will be no negative tax consequences from
16 sale.

17 **WHEREFORE**, the trustee prays that after appropriate notice and
18 opportunity to be heard, he be authorized to sell the above-
19 described asset to Juan Bustos, or nominee, subject to higher and
20 better offer at the hearing on confirmation of said sale.
21

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23 DATED: 11/23/10

24 
25 _____
26 JAMES E. SALVEN, Chapter 7 Trustee
27 Movant
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